

FLOYD COUNTY BOARD OF EDUCATION
Anna Whitaker Shepherd, Superintendent
442 KY RT 550
Eastern, KY 41622
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www.floyd.kyschools.us

Linda C. Gearheart, Board Chair - District 1
William Newsome, Jr., Vice-Chair - District 3
Dr. Chandra Varia, Member - District 2
Keith Smallwood, Member - District 4
Steve Slone, Member - District 5

Consent Agenda Item (Action Item): Consider/Approve awarding survey work to QK4 for the Bus Garage Replacement Project.

Applicable State or Regulations: Capital Construction Process 702 KAR 4:160.

Fiscal/Budgetary Impact: Cost of services is \$6,500.

History/Background:

Board approved hiring RossTarrant for Architectural services on May 3, 2022 (Order# 20031). See Memorandum from RossTarrant summarizing proposals received for survey work dated May 19, 2022. They recommend QK4 because they had the lowest price. While their turnaround time is longer at 8 weeks, they have agreed to have someone onsite within 2 weeks after they are awarded to determine the finished floor elevation of the existing building which is critical to determine how to plan the project related to base floor elevation.

Recommended Action: Approve QK4 for survey work for the Bus Garage Replacement project.

Contact Person(s): Linda Hackworth, Chief Facilities Officer 874-2435

N/A
Principal

Linda Hackworth
Director

Anna Whitaker Shepherd
Superintendent

Date: May 20, 2022

May 19, 2022

TO: Michael T. Hughes, AIA, LEED AP

FROM: Emma Moore, EIT
RossTarrant Architects, Inc.

RE: Floyd County Bus Garage Replacement
RTA 2231

RTA has received and reviewed the site survey proposals from Endris Engineering and QK4. I have prepared the following in summary:

Company	Survey Turn Around Time	Survey Lump Sum Total
Endris	4 Weeks	\$18,625
QK4	8 Weeks	\$6,500
S&ME	N/A	N/A

Endris Engineering

Endris Engineering presented a lump sum fee of \$18,625 for the proposed area to perform a site survey for the project. Fieldwork may begin immediately once a notice to proceed has been sent. Endris will provide the completed work within four (4) weeks after notice to proceed has been sent.

QK4

QK4 presented a lump sum fee of \$6,500 for the proposed area to perform a site survey for the project. Fieldwork may begin within four (4) weeks once notice to proceed has been sent. QK4 will provide the completed work within three (3) to four (4) weeks after notice to proceed has been sent.

S&ME

S&ME declined to send a proposal due to project location and workload.

Conclusion

Based on cost and the scope of work to be performed, we are recommending QK4 be selected as the preferred firm. If you have any questions, please let me know.

END OF MEMORANDUM

Sincerely,

Emma Moore, EIT

Enclosures



1046 E. Chestnut Street
Louisville, Kentucky 40204
502-585-2222

May 13, 2022

Ms. Emma Moore, EIT
RossTarrant Architects
101 Old Lafayette Avenue
Lexington, KY 40502
(859)254-4018
emoore@rosstarrant.com

Floyd County Board of Education
Floyd Co Bus Garage Replacement
Martin, KY (RTA 2231)
Topographic Survey



Qk4 is pleased to be given the opportunity to respond to this Request for Proposal for surveying services for the above referenced project. The following items are included in the scope of work:

TOPOGRAPHIC SURVEY

Qk4 surveyors will prepare a topographic survey of the subject property located at 1061 KY-122, Martin, KY. See sketch above for site limits. Site survey includes visible improvements such as pavement, sidewalks, playground, fence, trails, poles and signs. Individual Trees 4" or larger will be picked up in open areas, and the outline of wooded areas will be shown. Contours will be rendered at 1-foot intervals and spot elevations will be based on data generated from conventional ground survey and/or photogrammetric mapping utilizing survey mapping drones operated by a Certified Remote Pilot. Other controlling elevations, invert elevations, critical spot elevations, etc., where a higher level of accuracy is required may be obtained by conventional survey methods. We will set at least two benchmarks on site tied to horizontal and vertical controls.

Please see attached RFP dated, 5/12/22 and labeled RTA 2231 for detailed scope narratives and the following are clarifications:

- Survey Area: See attached limits.
- Survey per Kentucky Standards of Practice 201 KAR 18:150
 - Not a Boundary Survey, Survey will reference current Deed and Record information and note any discrepancies.
- Locate the 100-year flood plain and flood way as shown on FEMA Firmette (21071C0192E, 9/16/15)
- Utilities:
 - Additional utility information for Water/Gas/Communication/Electric (i.e. material/size/depth) will be based on plans provided by the utility company and site representative, QK4 will not excavate to verify said information.
 - QK4 will place a KY811 Utility Locate Request and locate the lines as marked and compare with plans provided by the local utility company.
 - Third Party Utility Locator: See below scope
 - Markout of the designated base site using ground-penetrating radar (350, 400 or 450MHz antenna), and/or electromagnetic locating equipment.
 - May not be able to locate sewers depending on size and access.
 - If utilities are non-metallic and tracer wires/tape are not installed, all efforts will be made to locate these items with ground-penetrating radar (GPR) but results cannot be guaranteed.
 - GPR is limited by high-conductivity materials such as clay, rocky, and salt contaminated soils. It also needs a fairly open and flat area to conduct the survey.

How deep and what utilities, UST's, voids, etc you will see depends on these factors. Sandy and dry soils are ideal.

GENERAL SURVEY CONSIDERATIONS:

- Survey equipment to complete this survey will include GNSS Multi-Channel GPS receivers, Robotic total stations, Digital levels (if needed), UAS mapping drones, and 3D Laser Scanning (if needed).
- Survey will be tied to Kentucky State Plane Coordinates, NAD 83 KY Single Zone, US Survey Feet Horizontal Datum and NAVD 88 Vertical Datum.
- Deliverables will be in:
 - AutoCAD DWG and PDF file formats
 - DTM will be in TIN / XML / DWG file formats

Schedule of Hourly Rates for Surveying Services:

- | | |
|---|--------------|
| • 2-Man Survey Crew | \$185.00/hr. |
| • 1-Man Survey Crew | \$105.00/hr. |
| • CADD Operator | \$80.00/hr. |
| • Professional Land Surveyor (PLS) | \$125.00/hr. |
| • Mileage (included in rates above) | \$0.60/mile |
| • Per Diem / Lodging (at cost)(Included in rates above) | |

FEE SUMMARY

Compensation for the Topographic Survey services, as described shall be a lump sum fee of:

Site Survey	
Topographic Survey	\$ 5,500.00
3 rd Party Utility Locate:	\$ 1,000.00
Total Combined Cost:	\$ 6,500.00

Schedule: 8 weeks from a NTP (depending on project schedule, this can be adjusted)

Please do not hesitate to contact me if I can provide any additional information or clarifications.

Sincerely,



Bob Neuhaus, PLS
Survey Manager
bneuhaus@qk4.com
(270) 570-6295



Ben Shinabery, PLS
Vice President
bshinabery@qk4.com
(502) 618-6255



rosstarrant architects

architecture · civil engineering · landscape architecture · interior design

May 12, 2022

Mr. Bob Neuhaus
Gk4 Land Survey
1046 East Chestnut Street
Louisville, KY 40204

Via e-mail: bneuhaus@ak4.com

Re: Floyd County Bus Garage Replacement
RTA 2231

Dear Bob:

Rosstarrant Architects, Inc. (RTA) has been asked by the Floyd County Board of Education to solicit proposals to perform a site survey for the above referenced project. This site is located at 1061 KY-122, Martin, KY 41649. The survey is to include the area as identified on the attached aerial image.

Minimum requirements for the site survey include the following:

- 1) All property lines as legally recorded at the county courthouse if located in the survey area. All property line data including bearings, distances, chords, arc lengths and radii are to be shown as are all corner markers. An actual boundary survey is not required.
- 2) The street address for the property.
- 3) Two (2) permanent, cast aluminum construction benchmarks set in concrete are to be located at the property corners nearest to the construction area and in locations where they will not be disrupted by construction.
- 4) Existing structures and buildings including canopies and building overhangs. Elevations are to be recorded at all of the corners and finish floor elevations at each entrance into the existing structures.
- 5) Location of existing fencing, roads, pavements, curbs, sidewalks drainage swales/ditches with spot elevations every 20 feet along the top and bottom of curbs and retaining walls, along both edges of sidewalks and roads and along the centerline of roads. Existing curb cuts of driveways and roads along the opposite side of the adjacent roads.
- 6) All paint striping of existing roads and parking lots including ADA parking locations.
- 7) Existing utilities on the property and along adjacent streets including:
 - a) All water lines and fire hydrants, water meters, valves, etc. with pipe sizes and pipe material identified.
 - b) All sanitary sewers, manholes, pump stations, package plants, vents, etc. with inverts, pipe sizes and types of piping identified on all pipes. Where structures have multiple connected inlet pipes, invert elevations are to be recorded and identified for each pipe penetration.
 - c) Gas piping, valves, meters, etc. with pipe sizes, materials and gas pressures where available from the local utility provider
 - d) Storm sewers, manholes, surface inlets, headwalls, etc. with inverts, pipe sizes and types of piping identified on all pipes. Where structures have multiple connected inlet pipes, invert elevations are to be recorded and identified for each pipe penetration.
 - e) Underground and overhead electric lines with transformers, pole lights, guy wires, meters, etc. and identification of 2-phase or 3-phase.

- f) All communication lines (underground and overhead) for telephone, television, satellite, fiber optic etc. with poles, manholes, satellite dishes, pull boxes, etc.
 - g) All other utilities that may be present (steam piping, geothermal well fields and piping, gas transmission piping, septic tanks, grease traps, known underground storage tanks, etc.)
 - h) Survey information is to include pipe sizes and materials for all piped utilities. If an essential utility (water, gas, electric, sanitary sewer or telephone) is not located on the site, the closest location of that particular utility is to be identified.
 - i) The Surveyor is to meet with School District personnel to discuss existing utilities and underground work.
 - j) Identify all utility locations via an independent third-party utility locator.
- 8) Name of the operating authority for each utility on or adjacent to the site.
 - 9) All easements and right-of-ways on or adjacent to the site.
 - 10) Site contours at one-foot intervals with labels on every index contour. Representative spot elevations are to be shown for all high points, low points, top and bottom of slopes, drainage swales & channels and between contours at regular intervals in order to indicate general topography.
 - 11) Landscape features including individual trees of 4" diameter and over. Identify type of tree, and accurately show the canopy spread and the trunk diameter to scale on the drawing. Accurate tree and drip line locations are required. Where trees are in groves or massing's, identify trees in excess of 8-inches in diameter.
 - 12) Location and height of existing fences, gate locations and width's, signs and flagpoles. Surveyor is to record fencing materials, heights and openings on the survey drawings.
 - 13) The 100-year flood plain boundary and elevation. If the 100-year flood plane is not located on site provide a statement on the survey that the surveyed area is verified to not be in the flood plane.
 - 14) The boundary and elevation of the flood way. If the flood way is not located on site, provide a statement on the survey that the surveyed area is verified to not be in the flood way. The FEMA map is included as an attachment.
 - 15) All survey information is to be referenced to the NAD83 datum using Latitude/Longitude projections in decimal degrees and true elevations in feet above sea level.

Drawing format shall be PDF for the project and shall be a sheet size of 30" x 42", stamped and signed by a registered land surveyor. Surveyor shall also provide a three-dimensional, AutoCAD DWG format copy of the drawing on disc for use by the Architect (or via e-mail). Survey points and elevations used to generate contours should be included with the digital file, and each item classification (roads, walks, trees, etc.) shall be on a separate layer as identified on the attached survey layer list.

The consultant must be able to provide a minimum of \$1,000,000 in professional liability and \$1,000,000 in general liability with an additional \$2,000,000 umbrella of general liability. The consultant shall submit insurance listing the Floyd County Board of Education as the certificate holder before receiving a signed agreement. No proposal fee agreement with limitations of liability will be considered. Please modify your solicitation for services to include the requirement that **NO LIMITATION OF LIABILITY** will be allowed, and that payment terms will be scheduled and coordinated with the Architect and Owner in order to schedule payment to be approved at the next regularly School Board Meeting.

May 12, 2022
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Proposals are to be broken down into unit rates, hours per rate and itemized direct costs. Proposals should be submitted to RTA by **12:00 p.m. on Wednesday, May 18th, 2022**. If you have any questions, or require additional information of the site, please feel free to contact me.

Sincerely,

Emma Moore, EIT
Civil Designer

Enclosures

c: Michael B. Mays, PE
Kevin A. McCalla, PLA, ASLA, LEED AP BD+C
Michael B. Mays, PE
File 2231-1A
LT220210-survey-QX4

Floyd Co. Bus Garage
1061 KY-122
Martin, KY 41649

Survey Area (include all property)

Google Earth

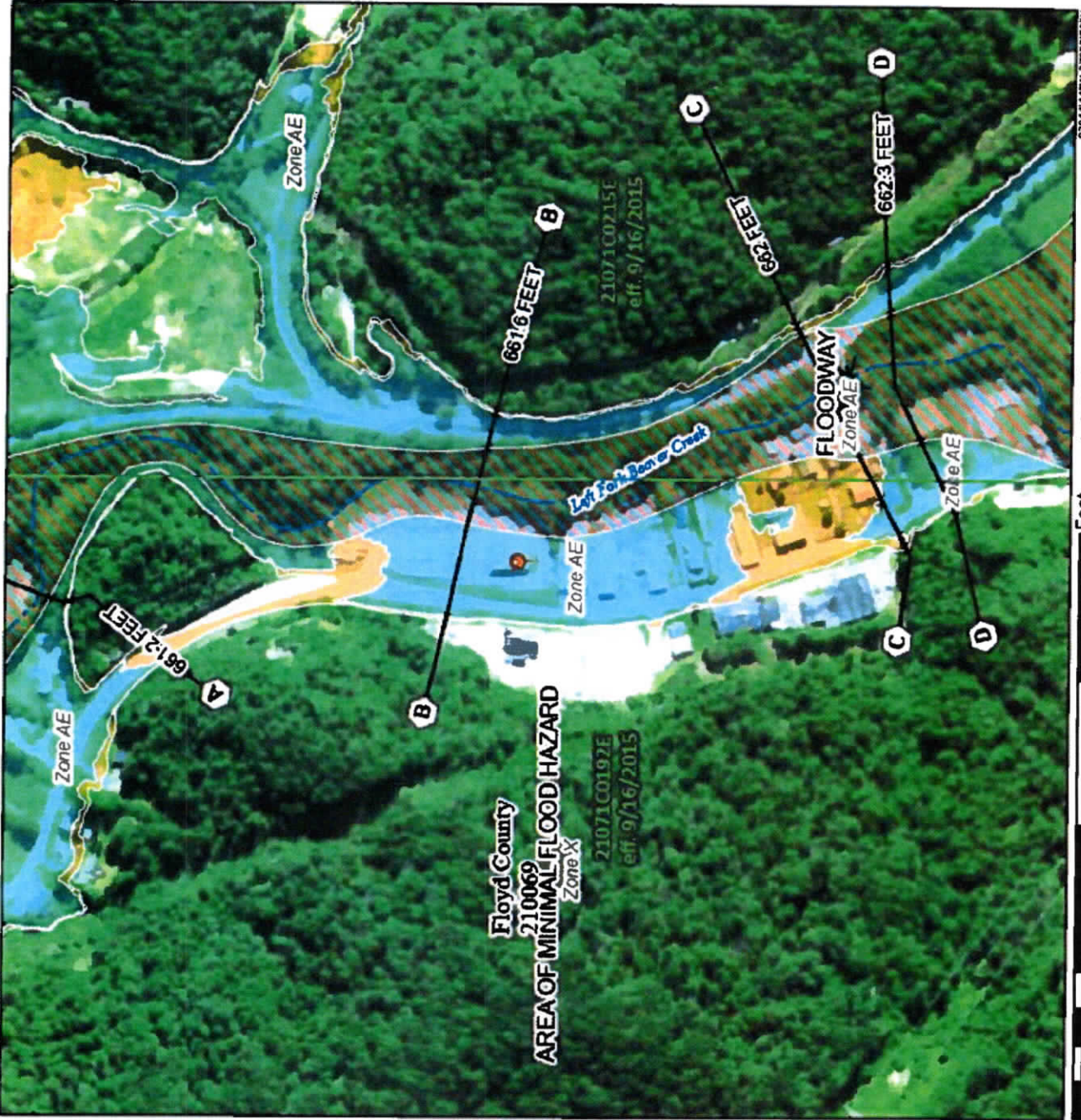
500 FT



National Flood Hazard Layer FIRMette



82°45'21"W 37°33'28"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map. Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee, See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMFRS
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transsect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transsect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/11/2022 at 8:33 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.